



ECONOMIC DEVELOPMENT, NEIGHBORHOODS, AND STRATEGIC PLANNING DEPARTMENT

M E M O R A N D U M

DATE: August 3, 2007
TO: Planning Commission
FROM: Rebecca Lind, Long Range Planning Manager
SUBJECT: Revisions to recommended Comprehensive Plan amendments and pre-zoning for Benson Hill Communities

As a result of public input received at the Planning Commission public hearing, or through letters, email, and telephone correspondence, City staff reviewed several areas within the proposed pre-zoning study area in greater detail. After considering new information and public input, we made several changes in our comprehensive plan and/or pre-zoning recommendations.

Maps showing the revised recommendations are attached for your consideration. Recommended changes include the following:

- Area 1 Change from R-1 zoning to Resource Conservation zoning for County and School District owned properties.
- Area 4 Change from R-10 to R-4 for parcels with significant wetlands.
- Area 6 Change from R-10 to R-14 for parcels in Sub Area 7. These parcels are currently zoned for multi-family zoning in King County. The R-14 zone provides for townhouse development with a bonus to 18 dwelling units per acre.
- Area 7 Change from R-10 to R-14 for parcels fronting on 108th Ave SE. Change from R-8 and R-10 to CN. Amend the parcel developed with Hudson Photography from CN to R-14.
- Map 8 Change from CA to R-8 to correct the mapping of the existing commercially developed area.
- Map 11 Change from R-1 to R-14 for the City-owned Edlund property.
- Map 12 Change from R-14 to R-8 for single-family parcels including Vista Glen owned by the King County Housing Authority and private parcels to the west.
- Map 16 Change from R-8 to R-14 for parcels fronting 108th Ave SE. These parcels are currently zoned for multi-family zoning in King County. The R-14 zone provides for townhouse development with a bonus to 18 dwelling units per acre.